

**Planning Commission Meeting  
Minutes  
February 25, 2020**

**MEMBERS PRESENT:** Glenn Roberts, Joan Schmid, Gerald Williams, Delores Gibson, William Gunter, & Winfred Pieterse

**MEMBERS ABSENT:** William Johnson

**OTHERS PRESENT:** Matthew Millwood & Debra Grant

- I. **Call to Order**
- II. **Public Hearing** (There was no one for Public Hearing)
- III. **Regular Meeting:** *Mr. Pieterse made a motion to open the Regular Meeting; seconded by Ms. Schmid; the motion carried unanimously.*
- IV. **Public Input:** None
- V. **Approval of Minutes** for January 7, 2020; Ms. Schmid made a motion to approve the minutes as written, seconded by Ms. Gibson; the motion carried unanimously.
- VI. **Commission Considerations:**
  1. Consider and approve the partial subdivision plat of Richard Smith to subdivide part of the former Riverside PD tract, into four (4) small parcels at the end of Park Street, to be developed for residential use. **Matt Millwood/City Staff** told the Commissioners that the owner/developers came before this Board to sub-divide 4 parcels on Harbor Street previously, and they were approved by this Commission. Staff has spoken with the owner, and they have been working on the property and has obtained a flood plain development permit, and a permit for 1 dock has been issued. At this time the owner said they do not have access to the 4 previously approved lots, so they are now asking to sub-divide 4 more parcels on Park Street. Matt said he understands that the Commissioners as well as Staff has an issue with this project being piece-milled together without some kind of master plan submitted. The owner did submit a preliminary plan, however it does not show any utility infrastructure or dimensions. **Mr. Pieterse** asked Staff if the proposed 4 parcels are granted for sub-division, would that give the owner a total of 8 buildable lots. **Matt Millwood/City Staff** said that is correct. **Mr. Pieterse** said he recalled when this development was initially started, there were concerns about the traffic that would be coming through the Bayview neighborhood. He said a master plan is needed; with a traffic study, green spaces, and buffers. **Matt** said when this project was initially started it was a Planned Development, however the brothers have since gone their separate ways, and the property has been split, and it is now zoned Residential (R-4). The City would still like a master plan submitted to show the entire plan. There is a Technical Review Meeting set for March 10, which should clarify a lot of the questions on the development, such as the electrical, sewer, etc. **Mr. Pieterse** asked how many homes have been built on the properties that have been sub-divided. **Matt** said the owner has received the approval of 6 lots for sub-division, and only 2 homes have been built. **Aubrey Smith/Representative** said the 4 parcels that were approved on Harbor Street for sub-division the last time he was before the Board has a road that is only 45 ft. wide and it is required to be 50 ft., however they have not been able to

determine who owns the road; SCDOT nor the City knows who owns the road. At this time the request is to sub-divide 4 parcels on Park Street. **Mr. Pieterse** said he is excited about the development, however he feels a plan needs to be submitted to show exactly how the layout will be designed. He said the March 10<sup>th</sup> meeting will give more information and feels after that meeting then this request can be considered for approval. **Ms. Gibson** asked if there was a reason that the owners were piece-milling the property. **Mr. Smith** said the reason for this request is because they don't have access at this time to the previously approved 4 parcels on Harbor Street, and they need to generate capital, by building on Park Street. **Ms. Schmid** said the residents of this area had a lot of concerns about the traffic and the original plans included a bridge, she wanted to know what happened to that plan and she also said if the owner of the road on Park Street is never found the owners could submit a master plan and install a wall or fencing and loop the road around to gain access. **Mr. Smith** answered the question on the construction of a bridge, by stating that the density of the development was decreased and the bridge is no longer necessary. **Ms. Schmid** said that is why a master plan would be beneficial, because it would show this decrease in density.

**Motion: Mr. Pieterse made a motion to table the application to gather more information at the March 10<sup>th</sup> TRC meeting; seconded by Ms. Schmid; the motion was approved 6 to 0 by a roll call vote.**

2. Consider and recommend rezoning of .17 acre, TMS# 05-0012-138-00-00, owned by Oasis Residential Home, to be rezoned from General Commercial (GC) to Residential (R3). **Matt Millwood/City Staff** told the Commissioners that Ms. Mazie Graham is looking to rezone this property; she met with the city staff to discuss what she could do with the property and said she wanted to use it for a group dwelling, however that is not allowed in the GC zoning district, and even though this is a residential home it is within the General Commercial zone. The property is adjacent to the Residential (R-3) zone, and her request is to rezone this property to R-3, this would allow her to use it as a group dwelling. **Ms. Graham/owner** said she would like to expand her business and be able to use this mobile home to facilitate at least 4 people that would otherwise be homeless. **Ms. Graham** said initially she had an opportunity to get a mobile home and contracted a moving company to bring it into the city; they were supposed to get all the necessary paperwork to do the job and unfortunately they did not, so the mobile home was brought in and when she met with the city staff she then found out that the property was zoned General Commercial, not R-3. **Mr. Pieterse** asked City Staff if a mobile home is allowed on this property. **Matt** said if the property is rezoned to R-3 it would be allowed and it does meet all the setbacks.

**Motion: Ms. Schmid made a motion to approve the rezoning from GC to R-3; seconded by Mr. Gunter; the motion carried 6 to 0 by a roll call vote.**

VII. **Board Discussion:** There was no Board Discussion.

VIII. **Board Elections:**

**Nominations:**

**Ms. Schmid nominated Mr. Pieterse to remain as board Chair for 2020-2021; seconded by Ms. Gibson (with there being no other nominations); the nomination was passed 6 to 0.**

**Ms. Gibson nominated Ms. Schmid to serve as board Vice-Chair for 2020-2021; seconded by Mr. Gunter (*with there being no other nominations*); the nomination was passed 6 to 0 by a roll call vote.**

**IX. Adjournment:** With there being no further business the meeting was adjourned.

*Submitted By,*

*Debra Grant  
Board Secretary*